



**St. Davids
Commercial**

FOR SALE

Ref: SD 2270

Investment Premises - £600,000

22 Conway Road and 1a, 1b, 1c Penrhyn Road



Substantial Mixed-Use Investment Property comprising 7 self contained apartments, 2 offices/2 shops producing an income circa £55,000.00 per annum. EPC's all commissioned by Coles Knapp.co.uk

GUIDE PRICE
£600,000 GUIDE PRICE

CALL US 01492 534881

St. Davids Commercial
Commercial House
17 Coed Pella Road
Colwyn Bay
Conwy
LL29 7BA
VAT Reg No. 490 1639 43

Tel: (01492) 534881
Email: anyone@stdavidsproperty.com
Web: www.stdavidsproperty.com

St Davids Property Management Ltd.
Address as Above
Co. Reg. No. 02625193



22 CONWAY ROAD, COLWYN BAY - Let to Countrywide at £13,750.00 per annum
Ground Floor – 951 square feet
Mezzanine – 788 square feet

1A PENRHYN ROAD, COLWYN BAY – Let at £2,500.00 per annum
Retail – 132 square feet
Store – 64.2 square feet

1B PENRHYN ROAD, COLWYN BAY – Let at £3,825.00 per annum
Retail, Jewellers – 232 square feet

1C PENRHYN ROAD, COLWYN BAY – Let at £5,200.00 per annum
Let as Care Agency
Ground Floor – 234 square feet
First Floor – 498 square feet

APARTMENTS – All 1 Bed, heated, newly renovated 7 years ago, rentals are per month

1. £325.00 EPC - D
2. £375.00 EPC - E
3. £395.00 EPC - E
4. £340.00 EPC - D
5. £360.00 EPC - D
6. £350.00 EPC - D
7. £375.00 EPC – E

TOTAL RENTS: £30,470.00 PER ANNUM

TOTAL RENT ROLL £55,695.00

GUIDE PRICE £600,000.00

St David's Commercial has not tested any fixtures and fittings and cannot therefore guarantee they are in working order. Your home is at risk if you fail to keep up repayments on a loan or mortgage secured upon it.

GUIDE PRICE

£600,000 GUIDE PRICE